

EVERGREEN VISIONING PROJECT GUIDING PRINCIPLES CHECKLIST – \_\_\_\_\_ SITE 1

KEY OUTCOME	Meets	Does Not Meet	N/A	Comments
<b>1. New development should follow the “sustainability” principles of equity, environment and economic development.</b>				
<i>Equity</i>				
<ul style="list-style-type: none"> <li>Promote diversity within neighborhoods.</li> </ul>				
<ul style="list-style-type: none"> <li>Welcome people of all ages, cultures, and socio-economic backgrounds.</li> </ul>				
<ul style="list-style-type: none"> <li>Involve the community in land use decision-making.</li> </ul>				
<i>Environment</i>				
<ul style="list-style-type: none"> <li>Protect the environment through energy and water conservation, alternative energy sources (e.g., solar), “greenbuilding,” and other sustainability approaches.</li> </ul>				
<ul style="list-style-type: none"> <li>Protect wildlife corridors and other habitats where appropriate and beneficial.</li> </ul>				
<ul style="list-style-type: none"> <li>Maintain the Greenline/Urban Growth Boundary in its existing location.</li> </ul>				
<i>Economic Development</i>				
<ul style="list-style-type: none"> <li>Create economic development opportunities for businesses of all sizes and types, consistent with the City’s overall economic development goals.</li> </ul>				

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<b>2. All new development should be high quality and aesthetically pleasing.</b>				
<ul style="list-style-type: none"> <li>Ensure new development is designed with high level of architectural detail, innovative urban design, and high quality materials.</li> </ul>				
<ul style="list-style-type: none"> <li>Diversify architectural styles.</li> </ul>				
<ul style="list-style-type: none"> <li>Minimize the obstruction of views.</li> </ul>				
<ul style="list-style-type: none"> <li>Ensure new development is compatible (in terms of design, density, massing, etc.) to adjacent properties and is well-integrated with existing neighborhoods and surroundings.</li> </ul>				
<ul style="list-style-type: none"> <li>Ensure new single-family house sizes are commensurate with the size of the lot and nearby housing developments.</li> </ul>				
<ul style="list-style-type: none"> <li>Locate (i.e., set back) buildings appropriate distances from the sidewalk to create desired neighborhood/community character, landscaping, and friendly and safe pedestrian environment.</li> </ul>				
<ul style="list-style-type: none"> <li>Coordinate and integrate land use planning between land uses (e.g., residential, civic/school/commercial, etc.) to address access, parking, pedestrian connections, and other issues.</li> </ul>				

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<ul style="list-style-type: none"> <li>Maintain properties in good condition.</li> </ul>				
<ul style="list-style-type: none"> <li>Ensure new development on larger properties transitions in increasing height and density away from nearby existing lower intensity development.</li> </ul>				
<ul style="list-style-type: none"> <li>Provide adequate parking for all residents and their guests within new residential developments.</li> </ul>				
<ul style="list-style-type: none"> <li>Encourage the renovation, rehabilitation, and revitalization of commercial and residential properties.</li> </ul>				
<ul style="list-style-type: none"> <li>Create safe, well-lit places.</li> </ul>				
<ul style="list-style-type: none"> <li>Beautify the community (i.e., improve the overall aesthetics) of Evergreen through tree plantings, utility undergrounding, and other means.</li> </ul>				
<ul style="list-style-type: none"> <li>Use photo simulation and other three dimensional techniques to simulate new development and its potential impacts to neighborhoods (i.e., increases in height) and the transportation system.</li> </ul>				

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<b>3. Infrastructure and services should support the planned levels of residential and commercial/retail/office development.</b>				
<i>Schools</i>				
<ul style="list-style-type: none"> <li>▪ Ensure adequate capacity at Evergreen schools without sacrificing a quality educational environment.</li> </ul>				
<ul style="list-style-type: none"> <li>▪ Foster neighborhood schools.</li> </ul>				
<ul style="list-style-type: none"> <li>▪ Institute traffic calming, especially near schools.</li> </ul>				
<i>Auto Transportation</i>				
<ul style="list-style-type: none"> <li>▪ Receive funding commitments to construct major transportation infrastructure, including Highway 101 improvements.</li> </ul>				
<ul style="list-style-type: none"> <li>▪ Create a traffic policy to maintain the flow of vehicular traffic on Evergreen streets without compromising livability and other modes of travel (e.g., bicycles, pedestrians, and transit).</li> </ul>				
<ul style="list-style-type: none"> <li>▪ Attempt to minimize auto trips by locating jobs, housing, businesses, and services within close proximity to one another.</li> </ul>				
<ul style="list-style-type: none"> <li>▪ Foster a “reverse commute”.</li> </ul>				

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<ul style="list-style-type: none"> <li>Consider a grid street system for large development sites, connecting to the surrounding street network.</li> </ul>				
<ul style="list-style-type: none"> <li>Consider roundabouts instead of traffic signals.</li> </ul>				
<i>Bus and Rail Transit</i>				
<ul style="list-style-type: none"> <li>Determine funding mechanisms to construct light rail.</li> </ul>				
<ul style="list-style-type: none"> <li>Encourage transit service that is fast, convenient, frequent, reliable, comfortable, and safe (including the locations of stops/stations).</li> </ul>				
<ul style="list-style-type: none"> <li>Utilize existing public transit system to the greatest extent possible.</li> </ul>				
<i>Bicycle and Pedestrian Travel</i>				
<ul style="list-style-type: none"> <li>Create a rich network of safe, well-lit and defensible pedestrian and bicycle connections across neighborhoods, along creeks, and to key destinations (including transit stations) in Evergreen.</li> </ul>				
<ul style="list-style-type: none"> <li>Ensure adequate sidewalk widths, street trees, lighting, and other features to facilitate walking.</li> </ul>				
<ul style="list-style-type: none"> <li>Minimize walking distances to services and public transportation (goal: 5 to 10 minutes).</li> </ul>				

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<i>Parks, Trails, and Open Spaces</i>				
<ul style="list-style-type: none"> <li>Establish parks, trails, community gardens, and other open spaces that provide recreation and green areas to support existing and future residents and workers.</li> </ul>				
<ul style="list-style-type: none"> <li>Preserve current open space uses to the extent possible.</li> </ul>				
<i>Libraries and Other Community Facilities</i>				
<ul style="list-style-type: none"> <li>Provide libraries, community/youth/</li> <li>senior centers, and other services to support the existing and projected population.</li> </ul>				
<b>4. Increase the overall livability of Evergreen by fostering vibrant commercial/business, mixed use, and residential areas linked by various transportation modes and community amenities.</b>				
<ul style="list-style-type: none"> <li>Add restaurants, post offices, health care facilities (e.g., emergency rooms), and other neighborhood/commercial services to Evergreen, east of Highway 101.</li> </ul>				
<ul style="list-style-type: none"> <li>Add entertainment uses, including performance venues, in appropriate locations.</li> </ul>				
<ul style="list-style-type: none"> <li>Maintain, expand, and create Farmer's Markets.</li> </ul>				
<ul style="list-style-type: none"> <li>Introduce mixed use development, including residential/retail or residential/office/retail in the same building.</li> </ul>				

EVERGREEN VISIONING PROJECT GUIDING PRINCIPLES CHECKLIST – \_\_\_\_\_ SITE 7

KEY OUTCOME	Meets	Does Not Meet	N/A	Comments
<ul style="list-style-type: none"> <li>Create opportunities for non-profits and community-based organizations to locate in Evergreen.</li> </ul>				
<ul style="list-style-type: none"> <li>Create opportunities for people to meet and socialize in public places, businesses, recreation areas, etc.</li> </ul>				
<ul style="list-style-type: none"> <li>Promote the enjoyment of people and the aesthetics of the area.</li> </ul>				
<b>5. Create housing opportunities for a wide range of household types and income levels.</b>				
<ul style="list-style-type: none"> <li>Establish development opportunities for affordable and mixed income housing to meet the housing needs of all stages of life (single, married, family, “empty nester,” and senior).</li> </ul>				
<ul style="list-style-type: none"> <li>Create opportunities for a range of different housing types (single-family, apartments, condominiums, live/work, etc.).</li> </ul>				
<ul style="list-style-type: none"> <li>Mix housing types within a single development site.</li> </ul>				
<ul style="list-style-type: none"> <li>Create opportunities for both home ownership and rental units.</li> </ul>				

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<b>6. Apply the concepts of Transit-Oriented Development near future transit stations.</b>				
<ul style="list-style-type: none"> <li>Maximize the synergy of the planned transit investment by adding high density residential, mixed use (i.e., residential/industrial/commercial/retail), and job-generating development that is oriented to the pedestrian and transit users.</li> </ul>				
<ul style="list-style-type: none"> <li>Balance the mix of uses, including a ground floor retail district oriented to transit stations and civic uses.</li> </ul>				
<ul style="list-style-type: none"> <li>Design the buildings so that residents, workers, shoppers, and others find transit convenient and attractive.</li> </ul>				
<ul style="list-style-type: none"> <li>Place buildings close to the street, consistent with Key Outcome #2, bullet 6 for non-transit areas.</li> </ul>				
<ul style="list-style-type: none"> <li>Orient the buildings and their entries to the street.</li> </ul>				